

082.0

0002

0067.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

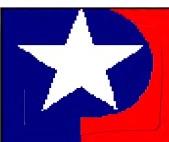
623,300 / 623,300

USE VALUE:

623,300 / 623,300

ASSESSED:

623,300 / 623,300


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
34		LENNON RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: MAGUIRE JOHN A & ELLEN M/ TRS	
Owner 2: MAGUIRE FAMILY REVOCABLE TRUS	
Owner 3: OF 2019	

Street 1: 34 LENNON RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y
	Type:

PREVIOUS OWNER	
Owner 1: MAGUIRE JOHN A & ELLEN M -	
Owner 2: -	
Street 1: 34 LENNON RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .105 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1965, having primarily Wood Shingle Exterior and 1744 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4583		Sq. Ft.	Site		0	70.	1.22	6									390,243						390,200	

IN PROCESS APPRAISAL SUMMARY										Legal Description			User Acct							
Use Code	Land Size	Building Value	Yard Items		Land Value		Total Value													
101	4583.000	233,100							Entered Lot Size											
Total Card	0.105	233,100							Total Land:											
Total Parcel	0.105	233,100							Land Unit Type:											
Source:	Market Adj Cost		Total Value per SQ unit /Card:		357.45		/Parcel: 357.45													
PREVIOUS ASSESSMENT										Parcel ID			082.0-0002-0067.0							
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes			Date								
2022	101	FV	233,100	0	4,583.	390,200	623,300		Year end			12/23/2021								
2021	101	FV	225,300	0	4,583.	390,200	615,500		Year End Roll			12/10/2020								
2020	101	FV	225,300	0	4,583.	390,200	615,500		615,500 Year End Roll			12/18/2019								
2019	101	FV	196,000	0	4,583.	384,700	580,700		580,700 Year End Roll			1/3/2019								
2018	101	FV	190,900	0	4,583.	295,500	486,400		486,400 Year End Roll			12/20/2017								
2017	101	FV	190,900	0	4,583.	278,700	469,600		469,600 Year End Roll			1/3/2017								
2016	101	FV	190,900	0	4,583.	256,400	447,300		447,300 Year End			1/4/2016								
2015	101	FV	183,800	0	4,583.	239,700	423,500		423,500 Year End Roll			12/11/2014								
SALES INFORMATION										PAT ACCT.			6691							
TAX DISTRICT																				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes											
MAGUIRE JOHN A	73664-542	1	11/18/2019	Convenience		1	No	No												
	13315-529		10/21/1977		45,000	No	No	N												
BUILDING PERMITS										ACTIVITY INFORMATION										
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment				Date		Result		By		Name		
9/13/2018		Inspected										CC		Chris C						
8/7/2018		MEAS&NOTICE										BS		Barbara S						
12/5/2008		Meas/Inspect										163		PATRIOT						
2/26/2000		Inspected										264		PATRIOT						
1/14/2000		Mailer Sent																		
1/14/2000		Measured										277		PATRIOT						
12/1/1981												KM								
Sign: VERIFICATION OF VISIT NOT DATA													/ / /							

**EXTERIOR INFORMATION**

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1965
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**MOBILE HOME**

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Serial #: \_\_\_\_\_ Year: \_\_\_\_\_ Color: \_\_\_\_\_

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X5	A	AV	1965	0.00	T	40	101						

More: N

Total Yard Items:

Total Special Features:

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
BMT	Basement	775	59.020	45,743	BMT	100	RRM	50	A
FFL	First Floor	775	148.490	115,076					
TQS	3/4 Story	581	148.490	86,307					
WDK	Deck	188	11.320	2,128					
OPF	Open Porch	16	44.000	704					
				Net Sketched Area: 2,335 Total: 249,958					
Size Ad	1356.25	Gross Area	2529	FinArea	1744				

**IMAGE****AssessPro Patriot Properties, Inc**